

CAPSULE SUMMARY
Cooper Apartments (AA-1836)
2-4 Maryland Avenue

The building at 2-4 Maryland Avenue was constructed in 1929 by the Cooper Apartment Corporation. Erected on the site of a mid-19th century duplex, the Colonial Revival style building prominently stands at the corner of Maryland Avenue and Hanover Street. Opened in 1929, the building contained forty-seven apartments, an abutting garage complex, and a corner store. By 1948, then-owners Peach and Dugan had obtained three apartment buildings extending from 2-4 Maryland Avenue to 12 Maryland Avenue. Since that period, the group of buildings have continued under single ownership, collectively known as the Cooper Apartments.

The austere, four-story brick apartment building was designed in a stripped-down Colonial Revival style. U-shaped in plan with a central light well, the weighty brick structure is set upon a raised limestone foundation and is covered with a flat roof with a brick parapet. It is located at the intersection of Maryland Avenue and Hanover Street, with its principal elevation facing Maryland Avenue and a secondary elevation facing Hanover Street; the other elevations are strictly utilitarian in appearance. A one-story brick-faced structure, originally the building's garage, abuts the northwest elevation of the apartment building and currently houses additional apartments.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-1836

=====

1. Name of Property

=====

historic name Cooper Apartments

common/other name _____

=====

2. Location

=====

street & number 2-4 Maryland Avenue not for publication _____
city or town Annapolis vicinity _____ state Maryland code MD
county Anne Arundel code 003 zip code 21401

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Is this property listed in the National Register?

Yes ☒ Name of Listing Annapolis Historic District;
No _____

Maryland Inventory of Historic Properties
Cooper Apartments
2-4 Maryland Avenue
Annapolis, Maryland

Inventory No. AA-1836
Page 2

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Multiple Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Multiple Dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Colonial Revival

Materials (Enter categories from instructions)

foundation Brick: Limestone

roof Flat: Not Visible

walls Brick: Flemish Bond; Three-Course

other American Bond; Limestone

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

Maryland Inventory of Historic Properties
Cooper Apartments
2-4 Maryland Avenue
Annapolis, Maryland

Inventory No. AA-1836
Page 3

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8. Statement of Significance
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties
Cooper Apartments
2-4 Maryland Avenue
Annapolis, Maryland

Inventory No. AA-1836
Page 4

=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1929-1948

Significant Dates 1929
1948

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties
Cooper Apartments
2-4 Maryland Avenue
Annapolis, Maryland

Inventory No. AA-1836
Page 5

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Anne Arundel County Land and Will Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

Archives of Maryland, XXXVIII, "Act for Keeping Good Rules and Orders," 1696.

Papenfuse, Edward and Jane McWilliams. "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29, "Records of the Bureau of the Census." 1880, 1900, 1910, and 1920 Census; Anne Arundel County, Maryland.

Warren, Marion E. and Mame Warren, The Train's Done Been and Gone, Annapolis, MD: M.E. Warren, 1976.

Maps and Drawings

Magnus, Charles. Bird's Eye View of the City of Annapolis, 1864, Reproduced 1967.

Sachse, Edward. Bird's Eye View of the City of Annapolis, circa 1858. Maryland Hall of Records, MdHR G 1219-349.

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1903, 1908, 1913, 1921, 1930, and 1954 updated.

Maryland Inventory of Historic Properties
Cooper Apartments
2-4 Maryland Avenue
Annapolis, Maryland

Inventory No. AA-1836
Page 6

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10. Geographical Data
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Acreage of Property 10792 Square Feet

Verbal Boundary Description (Describe the boundaries of the property.)

The property designated as 2-4 Maryland Avenue is located on Parcel 519 as shown on Grid 5, Map 4 in the City of Annapolis.

Boundary Justification (Explain why the boundaries were selected.)

The building has been historically associated with this property since its construction in 1929.

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11. Form Prepared By
=====

name/title L. Trieschmann & K. Williams, Architectural Historians
organization Traceries date February 2, 1998
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Ronald B. Hollander
street & number 163 King George Street telephone _____
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1836

Section 7 Page 1

Cooper Apartments
name of property
Annapolis, Maryland
county and state

=====

The austere, four-story brick apartment building at 2-4 Maryland Avenue was built in 1929 in a stripped-down Colonial Revival style. U-shaped in plan with a central light well, the weighty brick structure is set upon a raised limestone foundation and is covered with a flat roof with a brick parapet. It is located at the intersection of Maryland Avenue and Hanover Street, with its principal elevation facing Maryland Avenue and a secondary elevation facing Hanover Street; the other elevations are strictly utilitarian in appearance. A one-story brick-faced structure, originally the building's garage, abuts the northwest elevation of the apartment building and currently houses additional apartments.

The southeast elevation facing Maryland Avenue has a three-part facade, including a recessed central pavilion and two end wings. The facade is brick, laid with three rows of stretcher bond to one of Flemish bond, and has limestone detailing, including a raised basement, quoining and beltcourses. The central pavilion is divided into two wide bays and is recessed from the end wings, both three bays wide. The two bays of the central pavilion are defined by pairs of 6/6 windows on the second through fourth stories.

The end wings are articulated with single 6/6 windows on the outside bays and 4/4 windows in the inside bays. The 6/6 windows have stone sills and soldier-course brick lintels. The 4/4 windows are recessed into the brick and have a stone sill spanning the entire recessed panel.

The first story is distinguished from, thus given dominance over, the upper two stories (or shaft of the building) through the use of stone quoining and beltcourses on both the central pavilion and end wings. The first story also includes the main entry, located on center of the recessed central pavilion. This entry, reached by a set of concrete steps, has a Greek-inspired limestone surround with dog ears, and an architrave where side corbels support an acroterian-like pediment. A pair of wood doors with six-lights fill the opening, capped by a six-light transom.

A narrow beltcourse separates the third and fourth stories of the building and a brick parapet rises above the projecting cornice line. The basement level of the building has a limestone veneer and has three openings in the two projecting end wings. In both wings, a central six-light wood and glass door is flanked by window openings.

The northeast elevation facing Hanover Street is nine-bays deep with 6/6 windows on all stories except the 6th bay. This bay has

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1836

Section 7 Page 2

Cooper Apartments
name of property
Annapolis, Maryland
county and state

=====

4/4 windows set into a recessed panel, as found on the two inside bays of the end wings of the facade. Stone quoining and a bold stone beltcourse distinguish the first story of the building from the upper stories, while a narrow beltcourse between the third and fourth stories establishes the top of the building from its shaft.

At the basement level, three-light casement windows and one cellar entry door are cut into the deep masonry walls. Steps lead from the sidewalk to an arched wood door, and entry well.

The northwest elevation facing the alley is utilitarian in appearance with regular window openings defining the six-bay wide wall. The southwest elevation includes the recessed light well and is similarly utilitarian with regular window openings articulating the brick surfaces. The typical window throughout is 6/6, generally in singles, but also found in pairs, with soldier-course brick lintels and stone sills.

The former garage abutting the rear of the apartment building, is a one-story tile structure covered with a flat roof. The front elevation facing Hanover Street has a brick-clad facade with a parapet hiding the flat roof; the side and rear walls are stuccoed.

The interior of the building was not surveyed.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1836

Section 8 Page 1

Cooper Apartments
name of property
Annapolis, Maryland
county and state

=====

The building at 2-4 Maryland Avenue was constructed in 1929 for the Cooper Apartment Corporation. Erected on the site of a mid-19th century duplex, the Colonial Revival style building prominently stands at the corner of Maryland Avenue and Hanover Street. Opened in 1929, the building contained forty-seven apartments, an abutting garage complex, and a corner store. By 1948, then-owners Peach and Dugan had obtained three apartment buildings extending from 2 Maryland Avenue to 12 Maryland Avenue. Collectively, the rental properties are known as the Cooper Apartments.

PROPERTY HISTORY

The property on which the building at 2-4 Maryland Avenue stands was historically owned by the Vestry of St. Anne's Church. Including 2-8 Maryland Avenue, the property extended northeast along Hanover Street within Parcel 20. In 1829, the vestry of the church conveyed the property, which contained no improvements, to Robert Welch of Ben (1778-1866). Welch, Sheriff of Anne Arundel County and state senator who resided on Main Street, was a prominent landholder in Annapolis. In 1864, Welch purchased the Peggy Stewart House (AA-724) and its surrounding property from the estate of General Richard Harwood of Thomas. The tract within Parcel 25 was immediately conveyed to Welch's son, Charles Welch.

In 1852, Welch conveyed the tract today known as 2-8 Maryland Avenue within Parcel 20 to Daniel Sprogle and James R. Harrison. Sprogle (1822-1889) was married to Rebeckah C. Welch and operated a lumber mill.¹ No information relating to Harrison has been discovered. The gentlemen improved the property by constructing an imposing duplex at the northeast corner of Maryland Avenue and Hanover Street.

As seen on the circa 1858 Sachse Bird's Eye View of Annapolis, the twin dwelling was three stories in height, constructed of brick with a side gable roof. Two-story ells, one for each dwelling, projected from the outer bays of the northwest elevation. Extending six bays in width along Maryland Avenue, the building was pierced in the center by an interior brick chimney that was shared by the abutting dwellings on the interior.

In 1856, the tract now designated as 4 Maryland Avenue was conveyed

¹ No family ties between Robert Welch and Rebeckah Welch Sprogle have been determined.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1836

Section 8 Page 2

Cooper Apartments
name of property
Annapolis, Maryland
county and state

=====

with its improvement for \$3,000 to Mary Buckner. The Sprogle family retained the dwelling at 2 Maryland Avenue, residing in the building until 1904. The single-family dwellings were conveyed numerous times during the late 19th and early 20th centuries. By 1921, property owner Mary Ferguson was operating a tea room in the building at 2 Maryland Avenue. Between 1926 and 1928, Lillian Chisolm had renovated the interior of 4 Maryland Avenue to serve as the Little Inn Restaurant.

BUILDING HISTORY

In October 1928, both 2 and 4 Maryland Avenue were conveyed to the newly formed Cooper Apartment Corporation. The corporation immediately razed the dwellings and commenced with the construction of a four-story brick apartment complex known as the Cooper Apartments. Opened in 1929, the building contained forty-seven apartments, an abutting garage complex, and a corner store.

The Cooper Apartment Corporation defaulted on the mortgage in 1944, assigning Harry E. Karr to convey the property to Harry Ivery. Ivery, who maintained numerous rental properties throughout Annapolis, immediately reconveyed the property on Maryland Avenue back to the Cooper Apartment Corporation. But, within months, the Corporation sold the apartment building to C. Nelson Dugan and Charles J. Peach of Baltimore, MD.

Two years later, in 1946, Dugan and Peach purchased the renovated single-family dwelling at 8 Maryland Avenue (AA-620), known then as the Colonial Apartments. By 1948, the pair purchased the single-family dwelling at 12 Maryland Avenue (AA-623). The once-single-family dwelling was divided into eight modest apartments. Thus, by 1948, Peach and Dugan owned the three adjacent apartment buildings extending from 2 Maryland Avenue at the corner of Hanover Street and Maryland Avenue to 12 Maryland Avenue at the center of the block. Collectively, the rental properties are as the Cooper Apartments.

Between 1954 and 1973, ownership of the rental properties was exchanged numerous times between Peach and Dugan, and their respective wives. In August of 1977, the property was conveyed by Laura E. Scott and Ralph E. Deitz, as representatives for Charles J. Peach, to present owner Ronald Hollander. The sale included 2-4 and 8 Maryland Avenue. Hollander, who maintains numerous rental properties throughout Annapolis, purchased the property in 1997.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1836

Cooper Apartments

name of property

Annapolis, Maryland

county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)

Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape Architecture, and
Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Urban

Historic Function (s): DOMESTIC/Multiple Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1836

Cooper Apartments

name of property

Annapolis, Maryland

county and state

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Chain of Title for 2-4 Maryland Avenue:

Lot A: Measuring 36' by 75'8" (4 Maryland Avenue)

February 10, 1829:	Vestry of St. Anne's Parish to Robert Welch of Ben Land Records of Anne Arundel County, Liber WSG 14 Folio 181
September 4, 1852:	Robert Welch of Ben to Daniel Sprogle and James R. Harrison Land Records of Anne Arundel County, Liber NHG 1 Folio 484
March 17, 1856:	James R. Harrison and Daniel M. Sprogle to Mary Buchner Land Records of Anne Arundel County, Liber NHG 5 Folio 327
September 22, 1865:	William P. and Mary Buchner to Henry H. Lockwood Land Records of Anne Arundel County, Liber NHG 13/AC 1 Folio 421
November 23, 1865:	Henry H. and Anna B. Lockwood to Roger Bellis Land Records of Anne Arundel County, Liber SH 1 Folio 36
March 13, 1894:	Roger Bellis, widower, to Elizabeth S. Prud'Honne and Professor L.F. Prud'Honne Land Records of Anne Arundel County, Liber SH 46 Folio 224
March 4, 1910:	S. Kingston McCay, executor and Trustee for the estate of Elizabeth S. Prud'Honne of Philadelphia, PA, to Clara W. McNair, widow Land Records of Anne Arundel County, Liber GW 74 Folio 423
July 28, 1917:	Clara W. McNair, widow, to Frederick V. McNair Land Records of Anne Arundel County, Liber GW 134 Folio 400

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1836

Cooper Apartments
name of property
Annapolis, Maryland
county and state

=====

August 4, 1919:	Frederick V. McNair part interest to wife Agnes Duer McNair Land Records of Anne Arundel County, Liber WNW 19 Folio 28
May 3, 1926:	Agnes Duer and Frederick V. McNair to Francis M. and Lillian B. Chisolm Land Records of Anne Arundel County, Liber WMB 23 Folio 365
October 16, 1928:	Lillian B. Chisolm, widow, to Cooper Apartment Corporation Land Records of Anne Arundel County, Liber FSR 45 Folio 222

Lot B: Measuring 36' by 147' (2 Maryland Avenue)

December 20, 1869:	Daniel and Elizabeth Sprogle, and Mary Sprogle to George Taylor Land Records of Anne Arundel County, Liber SH 4 Folio 153
September 8, 1904:	George A. Culver, widower, Daniel and Elizabeth Sprogle, and Mary Sprogle to James McMillen Equity Case 496 Land Records of Anne Arundel County, Liber GW 37 Folio 478
September 10, 1909:	James McMillen to Robert R. Werntz Land Records of Anne Arundel County, Liber GW 69 Folio 90
June 1, 1927:	Robert R. Werntz to Mary T. Ferguson, widow Land Records of Anne Arundel County, Liber WMB 32 Folio 224
October 16, 1928:	Mary T. Ferguson, widow, to Cooper Apartment Corporation Land Records of Anne Arundel County, Liber FSR 45 Folio 220

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-1836

Cooper Apartments

name of property

Annapolis, Maryland

county and state

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Lots A and B (2-4 Maryland Avenue)

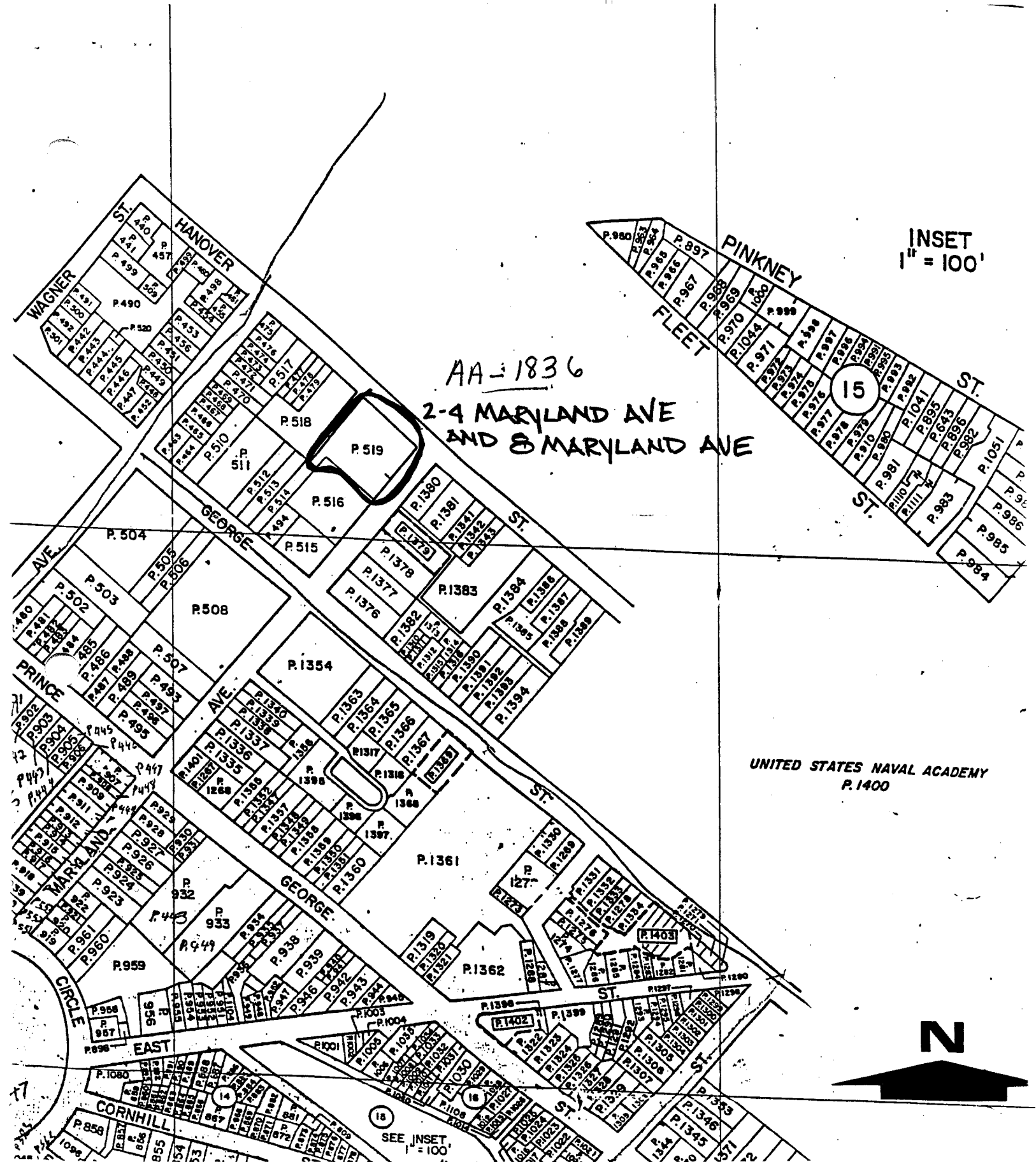
March 7, 1944: Harry E. Karr, assignee for mortgage default from Cooper Apartment Corporation, to Harry Ivery
Land Records of Anne Arundel County,
Liber JHH 301 Folio 400

March 7, 1944: Harry Ivery to Cooper Realty Corporation
Land Records of Anne Arundel County,
Liber JHH 301 Folio 399

August 21, 1944: Cooper Realty Corporation to C. Nelson Dugan and Charles J. Peach of Baltimore, Maryland
Land Records of Anne Arundel County,
Liber JHH 316 Folio 14

May 17, 1954: Charles J. Peach and Cumberland Dugan, executors of the Last Will and Testament of C. Nelson Dugan to Charles J. Peach and Cumberland Dugan
Will Records of Anne Arundel County,
Liber JHB 223 Folio 420
Land Records of Anne Arundel County,
Liber JHH 836 Folio 556

August 19, 1977: Ralph E. Deitz, Laura E. Scott, representatives for estate of Charles J. Peach; Cumberland Dugan as surviving Trustee for Last Will and Testament of C. Nelson Dugan; Ellen McElroy Ligon Galloway and Cumberland Dugan as Trustee for Last Will and Testament of Prudence Gough Ridout Dugan to Ronald B. Hollander
Land Records of Anne Arundel County
Liber WGL 2992 Folio 734



MAP OF ANNAPOLIS, No. 4-6
Maryland Department of Assessments and Taxation
1967; Revised 1991
Scale 1" = 200'



AA-1836
2-4 MARYLAND AVE
ANNAPOLIS, MD
TRACERIES
MAY 1998
MD SHPO
FACADE, LOOKING NORTH
1 OF 6



AA-1836

2-4 MARYLAND AVE

ANNAPOLIS, MD

TRAILERIES

MAY 1998

MD SHPO

MARYLAND AVE ENTRY

2 OF 6



AA-1836
2-4 MARYLAND AVE
ANNAPOLIS, MD
TRACERIES
MAY 1998
MD SHPO
NORTH CORNER
3 OF 6



AA-1836

2-4 MARYLAND AVE

ANNAPOLIS, MD

TRAILERIES

MAY 1998

MD SHPO

NW ELEVATION

4 OF 6



AA-183-6

2-4 MARYLAND AVE

ANNAPOLIS, MD

TRACERIES

MAY 1998

MD SHPO

WEST CORNER

5 OF 6



AA-1836

AA-1

2-4 MARYLAND AVE

ANNAPOLIS, MD

TRACERIES

MAY 1998

MD SHPO

SW ELEVATION, LOOKING NORTH

6 OF 6

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: AA1836

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Apartments

ORIGINAL USE: Apartments

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent () Good ()

Fair (X) Poor: ()

THEME:

STYLE: Vernacular

DATE BUILT: c.1930

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 2-4 Maryland Avenue

COMMON NAME:

FUNCTIONAL TYPE: Apt. Map 31 Par 84

OWNER: Ronald B. Hollander

ADDRESS: 163 King George Street
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X) No () Restricted ()

LEVEL OF SIGNIFICANCE:

Local (✓) State () National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon ()
 - B. Wood Bearing Masonry: Brick (X) Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer (X) Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Common Other:
4. Roof Structure
 - A. Truss: Wood (X) Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal ()
Built Up (X) Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells ()
Wings () Other:

Roof Style: Gable () Hip () Shed () Flat (X) Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 4

Number of Bays: 8 x 10

Approximate Dimensions: 68 x 80

Entrance Location: Centered

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()
Development () Deterioration ()
Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()
Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Parapet at roof, with overhanging cornice, limestone belt courses at second and fourth floor lines, with high basement wall sheathed in limestone; stone sills and quoins at first floor, classic stone trimmed entrance with pediment and carved architraves.

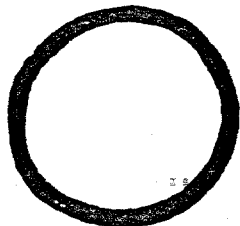
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Out of scale apartment structure, c1920's terminates Maryland Avenue at the Naval Academy.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
Moderately Built Up() Densely Built Up(✓)
Residential() Commercial()
Agricultural() Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

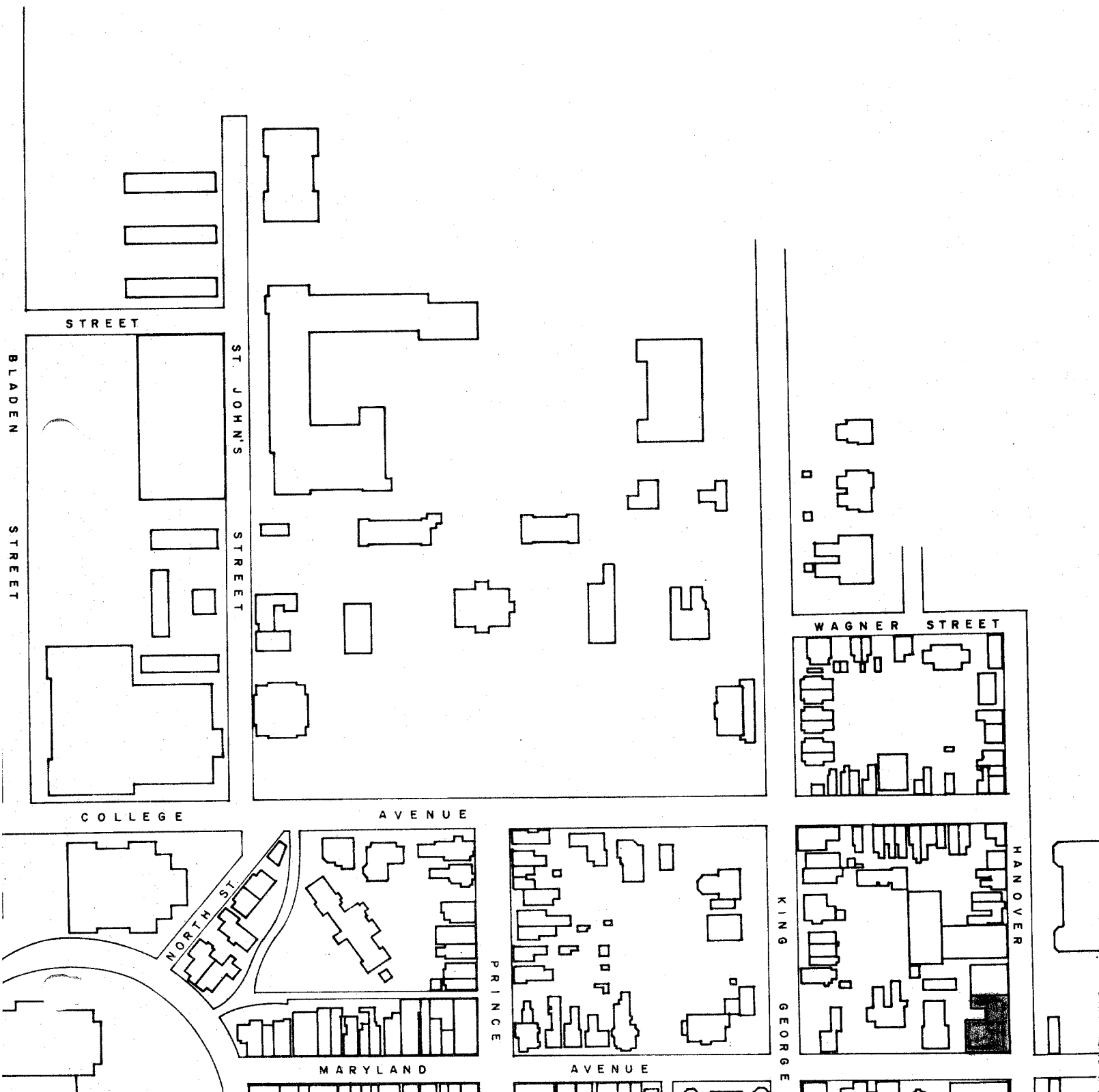
DATE RECORDED:

Aug. 1983

0 50 100 200 300 400 500 SCALE IN FEET



AA 1836
ANNAPOLIS HIST. DIST.





2-4 Maryland AA 1836
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
NE Elevation/camera facing SW